



## **Obtaining Appraisals For Your GLCP Project**

Much is riding on consistent, accurate appraisals when it comes to land conservation projects. It is in everyone's best interest to see that accurate values are documented and appropriate prices are paid for lands protected under the Georgia Land Conservation Program. This will ensure that true bargain sales in proposed applications are realized, resources are leveraged, and tax dollars are spent wisely. The GLCP will not act on a grant or loan application until at least one full or limited appraisal by an MAI certified appraiser has been submitted.

The GLCP has taken steps to improve the land and conservation easement appraisal process as part of its due diligence requirements. As of January, 2007, all GLCP projects must have two appraisals performed (only one if the land or conservation easement value is under \$250,000), one of which must be by an MAI certified appraiser. All appraisers must be Certified General appraisers according to the Georgia Real Estate Appraisers Board and should have experience in appraising the type of property to be acquired (farm, recreational, conservation easement, timber, etc). The GLCP may award a grant or loan based on a single "limited" or "summary" appraisal by an MAI appraiser, but the required full appraisal(s) must be completed and approved prior to the disbursement of any approved grant or loan funds. All appraisals are subject to GLCP review and approval. You can locate an MAI certified appraiser by visiting the Appraisal Institute's website at [appraisalinstitute.org](http://appraisalinstitute.org).

The Land Trust Alliance (LTA), The Appraisal Institute®, the American Society of Appraisers (ASA), and American Society of Farm Managers and Rural Appraisers (ASFMRA) have joined forces to create a conservation easement certification program for appraisers. The GLCP encourages applicants to seek out MAI appraisers with this certification for projects proposing conservation easements.

Here is a listing of MAI certified appraisers with conservation easement valuation experience. This list is provided as a resource for applicants. It may not be comprehensive and applicants are not required to work from this list:

## **MAI APPRAISERS WITH CONSERVATION EASEMENT EVALUATION EXPERIENCE**

### **GEORGIA**

Weibel & Associates  
Clay Weibel, MAI  
3778 LaVista Road, Suite 200  
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Childers Associates  
321 Fourteenth St., NW  
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Tel 404-876-5100  
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Hugh B. Bass, MAI  
Bass and Associates  
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e-mail: [hbbass@mindspring.com](mailto:hbbass@mindspring.com)

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1795 Peachtree St. NE, Suite 200A  
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Fax 404-897-1053  
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W. S. Stripling, MAI  
6185 Crooked Creek Rd.  
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Tel 770-449-1600  
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James H. McColgan, MAI

James McColgan & Associates,  
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404-874-4499, Mailbox 22  
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